



2-20-12

**RESIDENTIAL BOARD OF ADJUSTMENT
DECISIONS**

**Wednesday, February 15, 2012
1:30 PM
1000 Throckmorton
City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

BOARD MEMBERS :

Wendy Vann Roach (Alternate)	_____ P
Ronald R. Shearer	_____ P
Barbara Worthley	_____ P
Jerry Tinkle, Chair	_____ P
Johanna McCully-Bonner (Alternate)	_____ P
Clifford (Carl) Logan, Vice Chair	_____ P
Wade Chappell	_____ P
Shirley Bryant	_____ P
Victoria E. Bargas	_____ P

I. 12:30 P.M. LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of the January 18, 2012 Hearings

**APPROVED
8-0-1**

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



B. Translation Cases:

1. **BAR-12-020** **RAQHEL CHAIREZ, by Janet Cardoza** **CD5**
3916 Collin Street
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One Family District to permit the use of the land for two (2) large animals and one (1) pony on a lot that is approximately twenty thousand four hundred and seventy four (20,474) square feet in area instead of the required one half (1/2) acre and for not providing the required twenty five thousand (25,000) square feet of pasture land.
- DENIED 8/1**
2. **BAR-12-022** **MANUEL CASTILLO** **CD2**
3157, 3159 & 3161 Lulu Street
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the use of the land for two (2) large animals on a lot that is approximately sixteen thousand two hundred (16,200) square feet in area instead of the required one half (1/2) acre and without providing the required twenty thousand (20,000) square feet of pasture land and not living the required one quarter (1/4) mile from the property.
- MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 3/6**

C. Continued Cases:

1. **BAR-11-269** **SIM FAMILY FOUNDATION INC, c/o Jorea McNamee Kelly** **CD8**
5519 Van Natta Lane
- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport where none is allowed.
- CONTINUED TO APRIL 18, 2012 9/0**
2. **BAR-11-270** **HEARD DECEMBER 21, 2011**
3. **BAR-11-271** **HEARD JANUARY 18, 2012**
4. **BAR-11-272** **HEARD JANUARY 18, 2012**
5. **BAR-11-273** **HEARD JANUARY 18, 2012**
6. **BAR-11-274** **HEARD DECEMBER 21, 2011**
7. **BAR-11-275** **HEARD DECEMBER 21, 2011**
8. **BAR-11-276** **HEARD DECEMBER 21, 2011**
9. **BAR-11-277** **HEARD DECEMBER 21, 2011**
10. **BAR-11-278** **HEARD DECEMBER 21, 2011**



11. BAR-11-279 WITHDRAWN BY STAFF PRIOR TO PUBLIC NOTICE

12. BAR-11-281 HEARD DECEMBER 21, 2011

13. BAR-11-282 HEARD DECEMBER 21, 2011

14. BAR-11-283 HEARD DECEMBER 21, 2011

15. BAR-11-284 HEARD DECEMBER 21, 2011

16. BAR-11-285 HEARD DECEMBER 21, 2011

17. BAR-11-286 HEARD JANUARY 18, 2012

18. BAR-11-287 DAVID R. AND ROSA ELVIA JONES
 By Municipal Permit Service
 2900 Cordone Street

CD3

- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of a front yard carport, where none is allowed.

DENIED WITHOUT PREJUDICE 9/0

19. BAR-12-002 MAURICE E. AND KIMBERLY ROCH, by Jon C. Olesen
 1308 W. Hammond Street

CD9

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

APPROVED 9/0



D. New Cases:

1. **BAC-12-019** **CITY OF FORT WORTH, by Barnett Signs Inc.** **CD8**
1050 Missouri Avenue
 - a. Request a **SPECIAL EXCEPTION** in a "PD/SU-863" Planned Development/Specific Use District to permit the installation of an electronic changeable copy sign on a monument and freeway sign.
APPROVED 9/0
 - b. Request a **VARIANCE** in a "PD/SU-863" Planned Development/Specific Use District to permit the installation of an illuminated monument sign that encroaches approximately ten (10) feet into the required twenty (20) foot front yard setback along East Rosedale Street, creating an approximate ten (10) foot front yard setback.
WITHDRAWN 9/0
 - c. Request a **VARIANCE** in a "PD/SU-863" Planned Development/Specific Use District to permit the installation of an illuminated monument sign that encroaches approximately ten (10) feet into the required twenty (20) foot front yard setback along Missouri Avenue, creating an approximate ten (10) foot front yard setback.
WITHDRAWN 9/0
2. **BAR-11-297** **JEFF L. AND CAROLYN B. FRALEY, by Karl E. Hahnfeld** **CD7**
4121 Modlin Avenue
 - a. Request a **SPECIAL EXCEPTION** in an "A-5" One- Family District to permit the continued use of a four (4) solid masonry fence in the front yard.
DENIED WITHOUT PREJUDICE 9/0
 - b. Request a **VARIANCE** in an "A-5" One- Family District to permit the continued use of an approximate five (5) foot solid masonry fence instead of the maximum allowed four (4) feet in height, excessive by approximately one (1) foot.
DENIED WITHOUT PREJUDICE 9/0
3. **BAR-12-001** **JENNIFER P. SCHULTES** **CD8**
2507 Boston Avenue
 - a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a four (4) foot chain link fence in the front yard where none is allowed.
APPROVED 9/0



4. BAR-12-017

JESUS AND ELVA HERNANDEZ
2849 & 2851 Avenue A

CD8

- a. Request a **SPECIAL EXCEPTION** in an "MU-1" Low Intensity Mixed-Use District to permit the continued use of a five (5) foot wrought iron fence in the front yard.

CONTINUED TO MARCH 21, 2012 9/0

- b. Request a **VARIANCE** in an "MU-1" Low Intensity Mixed-Use District to permit the continued use of a five foot six inch (5'6") wrought iron fence instead of the maximum allowed five (5) feet, excessive by approximately six inches (6").

CONTINUED TO MARCH 21, 2012 9/0

- c. Request a **VARIANCE** in an "MU-1" Low Intensity Mixed-Use District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

CONTINUED TO MARCH 21, 2012 9/0

5. BAR-12-018

JORGE & CLAUDIA M. MENDOZA
9601 Santa Monica Drive / 3200 Palo Alto Drive

CD3

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a residence encroaching approximately twenty-five (25) feet into the required fifty (50) foot required front yard setback, creating an approximate twenty-five (25) foot front yard.

APPROVED 9/0

6. BAR-12-019

EVANGELINE LAWRENCE
10141 Chapel Oak Trail

CD3

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a storage shed encroaching approximately three (3) feet into the required five (5) foot rear yard setback, creating an approximately two (2) foot rear yard.

APPROVED 9/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a storage shed encroaching approximately three (3) feet into the required five (5) foot side yard setback, creating an approximately two (2) foot side yard.

APPROVED 9/0

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued construction of a storage shed approximately twelve (12) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately four (4) feet.

APPROVED 9/0



7. **BAR-12-021**

ROD C. GORMAN, by Sheri Gorman
6200 North Hill Lane

CD7

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a four (4) foot solid wood fence in the projected front yard.

APPROVED 9/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an approximate six foot six inch (6'6") solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately two feet six inches (2'6").

APPROVED 9/0

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a pool encroaching approximately thirty nine feet six inches (39'6") into the required fifty (50) foot projected front yard creating an approximate ten foot six inch (10'6") front yard.

APPROVED 9/0

8. **BAR-12-023**

RICHARD B. II AND NORA BENDER, by Johnathan Killebrew
7032 Saucon Valley Drive

CD3

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a pool encroaching approximately four feet six inches (4'6") into the ten (10) foot side street yard, creating an approximate five foot six inch (5'6") side street yard.

APPROVED 9/0

9. **BAR-12-024**

VIRGINIA CASTANEDA, by Laura Castaneda
2812 Hale Avenue

CD2

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a five (5) foot open design and masonry fence in the front yard.

APPROVED 9/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate eight (8) foot wrought iron gate and an eight foot nine inch (8'9") masonry arch instead of the maximum allowed four (4) feet, excessive by approximately four (4) feet for the wrought iron gate and four feet nine inches (4'9") for the masonry arch.

APPROVED 9/0

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed approximately twelve (12) feet instead of the maximum allowed eight (8) feet in height, excessive by approximately four (4) feet.

APPROVED 9/0



10. BAR-12-025

CLYDE TATE
3632 Bright Street

CD5

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport, where none is allowed.

APPROVED 9/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a front yard carport encroaching approximately four (4) feet into the required five (5) foot side yard setback, creating an approximate one (1) foot side yard.

APPROVED 9/0

11. BAR-12-026

ROBERT E. BISHOP
2808 Burchill Road

CD5

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

APPROVED 9/0

12. BAR-12-027

CATHERINE A. PANISZCYN
6813 Kirkwood Road

CD3

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a second garage, where only one (1) garage is allowed.

APPROVED 9/0

III. ADJOURNMENT: 4:11 P.M.